

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

On this the 17th day of July, 2006 the City Council of the City of Aransas Pass convened in a Regular Council Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

PRESENT: Jesus Galvan, Mayor
Dorothy Roberts, Mayor Pro Tempore
Frank Hametner, Council Member
Grace Chapa, Council Member
Tommy Knight, Council Member

ABSENT: None

ADMINISTRATIVE PERSONNEL PRESENT: Scott Thompson, City Manager
Allen Lawrence, City Attorney
Ada Owens, City Secretary

ADMINISTRATIVE PERSONNEL ABSENT: None

STAFF PRESENT: Gretchen Black, Assistant City Manager
Darren Gurley, Director of Public Works
Darrell Jones, Police Chief

OTHERS PRESENT: Jim and Alpha Covington, Sam and Colleen Vincent, Marshal and Jerry Wellman, Irene Irey, Ann P. Melton, John and Virginia Hull, Bill and Jerry Stuart, Allen Eubanks, Jimmy Farrier, Beth Wilson, Gloria Blackford, Jim Blackford, Dallas Lopez, James Blackford, Bob Wright, Margaret Garrett, A. G. Karnes, Eva Young, Vicki J. Henderson, Maria Segrest, Dean Ferges, Karl Lovett, Kent Carney, Jim Hultsgren, Tim Galvan, Diamond Davila, D. Galvan, Belinda Ritz

(There may have been others present who did not sign in).

ITEM 1. CALL MEETING TO ORDER.

Mayor Galvan called the meeting to Order at 7:00 p.m. on July 17, 2006.

ITEM 2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG.

Council Member Hametner gave the Invocation.

Mayor Pro Tempore Roberts led the Pledge of Allegiance to the United States Flag and the Texas Flag.

ITEM 3. CITIZEN'S COMMENTS.

Ms. Laura Simank addressed the importance of the City contacting the State to install a traffic light at the intersection of Harrison and Goodnight to the City Council.

Mr. Henry Nueman stated he would like to see the City of Aransas Pass meet with the City of Ingleside to offer assistance to help the City of Ingleside out of their present situation.

Ms. Jay Masterson encouraged the City Council and staff to keep up their good work and complimented the Finance Director on the improvement of her financial reports, and the City Council on the hiring of the Public Works Director Darren Gurley, City Manager Scott Thompson and Assistant City Manager Gretchen Black. Ms. Masterson then reported on the shrimping industry and gave comments on the leased property in Conn Brown Harbor and conditions of the Harbor; and the proposed development of the Harbor.

Ms. Margaret Garrett stated she represented Ms. Maxine Bowen, Ms. Janice Stone, and Ms. Amanda May who have organized "Hands Around the Harbor." Ms. Garrett then invited the Council and the public to attend the event July 22, 2006.

Mr. Kent Carney asked the Council to consider a water rate reduction for the disabled.

ITEM 4.

CONSENT AGENDA – "All of the Following items on the Consent Agenda are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests. If discussion is desired that item will be removed from the Consent Agenda and will be considered separately".

- A. Approval of Minutes of a Regular Meeting of June 19, 2006.**
- B. Consider and Act Request by Halo Flight for funding of \$1,000.00 for the 2006-2007 budget year.**
- C. Consider and Act on an Ordinance Amending the Code of Ordinances of the City of Aransas Pass, Texas, by Revising Section 24-4 to create Section 24-4(a) Delegation of Authority for platting approval under specific circumstances to the City Inspector. The Planning and Zoning Commission and staff recommend approval to expedite routine approval of replats and certain amending plats that are in compliance with State Law.**
- D. Consider and Act on an Ordinance Amending the code of Ordinances Section 5-32(c); Renumbering Section (e), (f) and (g) to add an alternate method of fee calculation; and Amending Section 5-86(a) to increase fees assessed. Staff recommends approval to streamline the permitting process for contractors.**
- E. Consider and Act on a Resolution for the City of Aransas Pass Authorizing the filing of a grant application with the Coastal Bend Council of Governments for a Regional Solid Waste Grants Program Grant for the purchase of a truck and camera to catch and prosecute persons that are illegally dumping in the City of Aransas Pass. Staff recommends approval. There are no matching funds required.**
- F. Consider and Act on Approval of Awarding Requests for Qualifications for Water Distribution System Audit to ABS Associates. Staff recommends approval. This item was budgeted in the 2006 budget.**

Council Member Chapa made the motion to approve the Consent Agenda. Council Member Hametner seconded the motion and the motion carried unanimously.

ITEM 5.

CONSIDER AND ACT ON RENEWAL OF HARBOR LEASES 87-180 MR. HAROLD WEBSTER AND HBL 870-090 DOUG AND NEIL, INC.

Council Member Knight stated to Mr. Yeamans of Doug and Neil, Inc. that the City had reduced the harbor leases to one year with a one year option and a 90-day out clause.

Mr. Yeamans stated he wanted a five year lease with a five year option.

After Council discussion, Council Member Hametner made the motion to grant Mr. Yeamans, Doug and Neil, Inc., a five year lease and Mr. Harold Webster a one year lease. Mayor Pro Tempore Roberts seconded the motion and the motion carried unanimously.

ITEM 6.

PUBLIC HEARING ON THE REQUEST OF KMO DEVELOPMENT GROUP TO REPLAT 2.00 ACRES OUT OF FARM LOTS 1 AND 2, LANDBLOCK 48, T.P. MCCAMPBELL SUBDIVISION.

City Attorney Mr. Allen Lawrence stated the Council could complete both items on the agenda for KMO Development Group.

The City Attorney declared the Public Hearing open at 7:25 p.m. on the request of KMO Development Group to replat 2.00 acres out of Farm Lots 1 and 2, Landblock 48, T.P. McCampbell Subdivision and the request of KMO Development Group to rezone 2.00 acres out of Farm Lots 1 and 2, Landblock 48, T.P. McCampbell Subdivision from A (Agriculture) to GB (General Business).

The City Attorney asked if there was anyone present to speak for the request.

Mr. Jerry Brundrett, Griffith and Brundrett Surveyors, stated the two acre tract was the proposed site of a Walgreens Drugstore and to accomplish that the property had to be replatted and rezoned.

The City Attorney asked if there was anyone present who opposed the request to replat and/or rezone. Seeing no one, the City Attorney closed the Public Hearing at 7:27 p.m.

ITEM 7.

CONSIDER AND ACT ON THE REQUEST OF KMO DEVELOPMENT GROUP TO REPLAT 2.00 ACRES OUT OF FARM LOTS 1 AND 2, LANDBLOCK 48, T.P. MCCAMPBELL SUBDIVISION.

Council Member Knight made the motion to approve the request of KMO Development Group to replat 2.00 acres out of Farm Lots 1 and 2, Landblock 48, T.P. McCampbell Subdivision and the request of KMO Development Group to rezone 2.00 acres out of Farm Lots 1 and 2, Landblock 48, T.P. McCampbell Subdivision from A (Agriculture) to GB (General Business). Council Member Hametner seconded the motion and the motion carried unanimously.

ITEM 8.

PUBLIC HEARING ON THE REQUEST OF KMO DEVELOPMENT GROUP TO REZONE 2.00 ACRES OUT OF FARM LOTS 1 AND 2, LANDBLOCK 48, T.P. MCCAMPBELL SUBDIVISION.

Completed with Item 6.

ITEM 9.

CONSIDER AND ACT ON THE REQUEST OF KMO DEVELOPMENT GROUP TO REZONE 2.00 ACRES OUT OF FARM LOTS 1 AND 2, LANDBLOCK 48, T.P. MCCAMPBELL SUBDIVISION.

Approved with Item 7.

ITEM 10.

PUBLIC HEARING ON REQUEST OF ENTERPRISE CAR RENTAL FOR A 20-YEAR CONDITIONAL USE PERMIT.

The City Attorney declared the Public Hearing open at 7:29 p.m. on the request of Enterprise Car Rental for a 20-year Conditional Use Permit.

The City Attorney asked if there was anyone present to speak for the request.

City Inspector Frank Truitt stated the 20-year Conditional Use Permit was requested because Enterprise plans to build a larger building on the property and needed the 20-year permit for the financing.

The City Attorney asked if there was anyone present who opposed the request for a 20-year Conditional Use Permit. Seeing no one, the City Attorney closed the Public Hearing at 7:30 p.m.

ITEM 11.

CONSIDER AND ACT ON REQUEST OF ENTERPRISE CAR RENTAL FOR A 20-YEAR CONDITIONAL USE PERMIT.

Council Member Chapa made the motion to approve the request of Enterprise Car Rental for a 20-year Conditional Use Permit. The motion was seconded by Mayor Pro Tempore Roberts and the motion carried unanimously.

ITEM 12.

PUBLIC HEARING ON REQUEST OF MRS. FRANCES HARTSHORN TO REPLAT OUTLOT 43, TRACT 6 INTO LOTS 6A THROUGH 6D.

The City Attorney declared the Public Hearing open at 7:31 p.m. on the request of Mrs. Frances Hartshorn to replat Outlot 43, Tract 6 into Lots 6a through 6d.

The City Attorney asked if there was anyone present to speak for the request.

Mr. Jerry Brundrett, Griffith and Brundrett Surveyors, stated this was a typical replat located north of Rhodes Avenue.

The City Attorney asked if there was anyone present who opposed the request for a replat. Seeing no one, the City Attorney closed the Public Hearing at 7:32 p.m.

ITEM 13.

CONSIDER AND ACT ON REQUEST OF MRS. FRANCES HARTSHORN TO REPLAT OUTLOT 43, TRACT 6 INTO LOTS 6A THROUGH 6D.

Mayor Pro Tempore Roberts made the motion to approve the request of Mrs. Frances Hartshorn to replat Outlot 43, Tract 6 into Lots 6a through 6d. Council Member Hametner seconded the motion and the motion carried unanimously.

ITEM 14.

CONSIDER AND ACT ON CONSTRUCTION OF AN ANIMAL CONTROL FACILITY.

The City Manager Scott Thompson stated the present animal control facility needed updating and the City has the money to construct a new animal control facility. The feasibility of air conditioning and size of the facility were discussed.

Public Works Director Darren Gurley stated the facility would be built at the Public Works Center site. Mr. Gurley explained the construction of the facility, the source of the funds, which was bonds for the Public Works Center, to pay for the facility, and the reasons for air conditioning different sections of the facility.

Council Member Knight made the motion to proceed with preparing the plans for the animal control facility and requesting bids for the construction. Mayor Pro Tempore Roberts seconded the motion and the motion carried unanimously.

ITEM 15.

DISCUSSION ON WATER RATE REDUCTION.

Mr. Gurley presented the history of the City's utility system which had not had a master plan for 17 years. He stated the City needed a master plan for planning maintenance, construction and expansion of the utility system. Mr. Gurley discussed the age and conditions of the existing utility, wastewater and water pumping and water storage facilities. He outlined improvements made from 1982 through 1994, explaining there had been no projects completed from 1995 through 2003. The improvements completed since Mr. Gurley became Public Works Director included repairing Avenue A pump station, repairing/rebuilding Ransom and Goodnight lift stations, spot painting the elevated water tank, repairing Pelican Cove lift stations and the project to furnish first time water and sewer to Gillespie Lane was underway. He stated the wastewater needs including the collection systems which were lift stations, trunk mains and manholes; the infiltration/inflow problems; the wastewater treatment plant; and future needs and a master plan.

Mr. Gurley discussed the immediate wastewater needs being phase one inflow and infiltration study which included Goodnight collection system, manhole rehab and installation, force main improvements, Portobello lift station, Rhodes lift station (option 1 and 2), Blossom lift station, and Yoakum lift station with the total estimated cost for phase one was \$1,709,700.00 and phase two was \$1,837,800.00.

Mr. Gurley stated the immediate water needs were painting the elevated storage tank, constructing a new elevated storage tank, painting the 500, 000 and 1,000,000 gallon ground storage tanks, constructing a 1,000,000 gallon bolted galvanized ground storage tank, installing an additional pump at the S. Commercial pump station and an auxiliary generator for the Avenue A pump station at an estimated cost of \$43,216,900.00.

Mr. Gurley stated long term facility needs were sanitary sewer extensions from Farm Road 1069 to the wastewater plant and north along Highway 35; installing 12 inch diameter water line extensions in the North area loop and West area loop. He stated master planning would include utility base mapping with electronic update for a water map (\$18,500.00); a sanitary sewer map (\$20,000.00); and a utility master plan upgrade to include a water system model, analysis and report (\$42,000.00) and a sanitary sewer model, analysis and report (\$48,000.00). He stated there had been 659 new water connections and 593 new wastewater connections from 1994 to 2005.

Mr. Gurley explained the system costs per connection from 1994 to 2005 and the City's rates versus revenues with a water rate reduction of 5% which would save the average customer \$22.51 a year with a loss to the City of \$125,000.00 and the rate reduction of 10% which would save the average customer \$45.02 a year with a loss to the City of \$250,000.00 per year. He stated a professional rate study was conducted in 2004 and the recommended rates the City now charges are based on the City's present and future needs, except the senior rates that the City chose to lower.

ITEM 16.

ADJOURNMENT OF MEETING.

Mayor Galvan adjourned the meeting at 8:22 p.m.

Jesus Galvan, Mayor

ATTEST:

Ada Owens, City Secretary